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STEPHEN A. McGRATH *Harbor Manager*
THOMAS D. GREEN *Legal Counsel*
PHILLIP J. SEXTON, CPA *Treasurer*

March 9, 2015

San Luis Obispo County Planning Commission
976 Osos St
San Luis Obispo, CA 93408

[via e-mail only: rhedges@co.slo.ca.us](mailto:rhedges@co.slo.ca.us)

Re: Port San Luis Harbor Terrace, DRC2013-00044

Dear Planning Commissioners,

The Port San Luis Harbor District is very pleased to be bringing you the Harbor Terrace project for consideration of a Coastal Development Permit.

This application is the latest step in a process that began, most recently, with an updated Port Master Plan, a Coastal Commission approved amendment to the Local Coastal Plan and an innovative revenue sharing agreement with the State Coastal Conservancy. Both the Conservancy and the District recognize that implementation of this project aligns with our respective missions, to provide enhanced and increased coastal access.

Additionally, this project ensures support for the commercial fishing industry with marine gear storage space, provides for District operational uses and is a key element in ensuring the District's long term financial stability and ability to provide a high level of public service.

The District recognizes that, as a public agency entrusted with the care of this very special piece of California's coast, we have a special obligation and we accept and embrace that obligation – to provide access for people from all walks of life and to do so in an environmentally sensitive manner.

On behalf of the Harbor Commission, and the Commissioners before us who have anticipated this project for many years, in reiterating our support for this long awaited project and thanking you for your consideration of a Coastal Development Permit.

Sincerely,

Bill Barrow
President, Board of Commissioners
Port San Luis Harbor District

February 13, 2015

To: San Luis Obispo County Planning Commissioners

RE: Port San Luis Harbor Terrace Campground Project

Dear Planning Commissioners,

I am currently a camp host at Port San Luis, and have been doing this kind of work for many years at various sites around the State and country.

I am writing to share with you my excitement and strong support for the Port San Luis Harbor Terrace Campground Project. This project is big step towards better utilizing Port lands, improving coastal access and providing public amenities in such a beautiful part of the California coast.

Simply by removing RVs from Avila Beach Drive, the project will greatly improve public parking, ocean views, and the overall beauty of the area.

Most importantly, the low-cost camping and RV camping sites are incredibly important given the lack of affordable options in the area. In my interactions with RV campers and other patrons of Port San Luis, I can personally attest to support and anticipation for this project.

Therefore, I respectfully request the County of San Luis Obispo approve a Coastal Development Permit for the Port San Luis Harbor Terrace project.

Sincerely,




Camp Hosts
Port San Luis Harbor District

Steve McGrath

From: Archie McLaren <archie.wineclassic@gmail.com>
Sent: Saturday, February 28, 2015 9:38 AM
To: Steve McGrath
Subject: Re: Harbor Terrace

We chatted a bit about our Harbor Terrace project. Here I think are the key things that this project will accomplish:

- Returns to the public access to a spectacular portion of California coastline

For many, many years, even the locals who lived in Avila Beach were puzzled regarding why that area had not been enhanced, as we knew full well that it would make Avila Beach even more profoundly sought-after as a destination, expanding the demographics that enhance the success of all businesses in the Avila Beach and Avila Valley areas. The views are stunning, and what is seen covers a span from the resurrected beach and town to the left, the entire Bay, Pismo Beach/Oceano Dunes in the distance and the Pier and Port to the right, a comprehensively engaging vista.

- Provides overnighnters everything from walk in dry camp sites to RV parking to cabins.

In addition, it provides them with the opportunity to explore the contiguous area's array of activities, from golf to the beaches to Olde Port Inn with its excellent restaurant and fishing opportunities, as well as whatever additional amenities might manifest on the Pier, which is a uniquely historic aesthetic venue on its own, now the only canopied pier in the state.

- Removes RVs from Avila Beach Drive

One of the issues of contention years ago was just this issue. Not only do they fragment the natural aesthetics when they are parked on Avila Beach Drive, they create a dangerous situation with people and their pets meandering in and out of them.

- Implements the Local Coastal Plan and Port Master Plan vision for the site that reflects more than ten years of community feedback and involvement; thus does not require any plan amendments or variances.

Perfect. Those of us who have long been puzzled by the lack of implementation of such a concept would prefer to see this happen sooner as opposed to later. The well-conceived Port San Luis plan and its creation are a vision whose time has come. Please accept my personal gratitude for all the focused effort that has gone into the planning of such a comprehensively beneficial project.

On Fri, Feb 27, 2015 at 3:58 PM, Steve McGrath <stevem@portsanluis.com> wrote:

Archie – good to see you yesterday at Kathy’s retirement party.

We chatted a bit about our Harbor Terrace project. Here I think are the key things that this project will accomplish:

- Returns to the public access to a spectacular portion of California coastline
- Provides overnigheters everything from walk in dry camp sites to RV parking to cabins.
- Removes RVs from Avila Beach Drive
- Implements the Local Coastal Plan and Port Master Plan vision for the site that reflects more than ten years of community feedback and involvement; thus does not require any plan amendments or variances.

Let me know if you need anything else.

Thanks

Steve

Steve McGrath

Harbor Manager

Port San Luis Harbor District

(805) 595-5414

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Steve McGrath

From: Heela Homman <heelahomman@gmail.com>
Sent: Tuesday, March 3, 2015 4:06 PM
To: Steve McGrath
Subject: Harbor Terrace Development

Hi Steve,

One of my favorite things about living in California is our ability to leave the city and, in just a few hours, find ourselves surrounded by bountiful nature. As a camping enthusiast, I'm constantly searching for exciting ways to connect with my home state, and that often occurs through enjoying coastal campgrounds. Unfortunately, our options for coastal camping are far fewer than inland counterparts. The Harbor Terrace development would offer residents an additional avenue for exploring the idyllic Central Coast. It would help us use our land more effectively, and exhibit California's willingness to make our land more accessible to residents and tourists alike. The Harbor Terrace development would be a welcomed addition to California's collection of coastal campgrounds.

Best,

Heela Homman

Steve McGrath

Subject: RE: Support for Harbor Terrace

From: Patrick McGrath [<mailto:pmcgrath805@gmail.com>]
Sent: Friday, February 13, 2015 11:30 AM
To: Steve McGrath
Cc:
Subject: Re: Support for Harbor Terrace

To Whom It May Concern:

My wife and I have had the luxury of living all over California. We have spent our decade-long relationship travelling, hiking and camping. Our experiences have given us intimate knowledge of California's trees, mountains, rivers, lakes and ocean and with this knowledge, we are excited to make our next move to the a place we believe surpasses most: San Luis Obispo.

Part of this move is prompted by the quick access to SLO's rugged coasts and sandy beaches. Nowhere have we come across such quick access to all the Pacific has to offer. While access is quick, however, we have experienced time and again the financial barriers currently restricting access to overnight enjoyment. Hotels and resorts are not our cup of tea; neither are those behemoth RV's, but we, on more than one occasion, have grown envious of those who have access to the Pacific overnight.

As avid campers, we fully support the Harbor District's plan to provide low cost access to the Pacific through the development of Harbor Terrace. Our support stems not only from our desire to be close to the ocean, but also from a desire to have additional camping opportunities in San Luis. We have camped in San Luis from Montana de Oro to the Carrizo Plains, from Lake Nacimiento to Oceano. We cherish the idea of another campground and truly look forward to waking up to a cool sea breeze.

Sincerely,

Patrick and Paula



PORT SAN LUIS COMMERCIAL FISHERMEN'S ASSOCIATION
P.O. Box 513, Avila Beach, Ca. 93424

Feb. 27, 2015

San Luis Obispo County Planning Commission
Ramona Hedges, Planning Commission Secretary
976 OSOS St, Room 200
San Luis Obispo, CA 93408
hedges@co.slo.ca.us

RE: PORT SAN LUIS HARBOR TERRANCE CAMPGROUND PROJECT

Dear Planning Commissioners,

I am pleased to submit this letter of support for the Harbor Terrace project on behalf of the Port San Luis Commercial Fishermen's Association (PSLCFA). The PSLCFA represents the wide diversity of commercial fishermen and fishing operations that operate out of Port San Luis across gear type, fisheries and scale of operation. Our membership provides a powerful link with the community through the generation of dozens of jobs and reliable landings of fresh local seafood. The PSLCFA also represents local commercial fishing interest on the federal and state policy levels and provides a center-point for local commercial fishermen fishing industry stakeholder. Commercial fishing in Port San Luis is alive and well and has produced over \$53 million in earnings at the dock in the last 24 years.

The PSLCFA would like to express strong support for the Harbor Terrace project as it will contribute to the financial sustainability of the Harbor District, increase coastal public access and visibility of the working waterfront; thus strengthening synergies with tourism and support the sale of local seafood.

Harbor Terrace as a Financial Driver in the Harbor District

The Harbor District maintains services and physical infrastructure critical to commercial fishing such as: dry storage, marine fuel, moorings, boat launch, parking, vehicle access, off-loading facilities, and a boatyard and haul-out facility. The Harbor Terrace project will bring an increase in economic vibrancy and better assure the Harbor District's continued capability to maintain the infrastructure and services on which PSLCFA fishermen rely.

Harbor Terrace Supports Sale of Locally Caught Fresh Fish

There are several local seafood retailers in the Harbor District. By increasing public access and greater visibility of the working waterfront, the Harbor Terrace project will expand the customer base for locally caught and sustainably caught fish and strengthen the connection between the commercial fishing industry and the community.

Please approve a Coastal Development Permit for the Harbor Terrace project to better ensure the Harbor District will continue to provide critical services and infrastructure and spur tourism on which the local commercial fishing industry relies.

Sincerely,

Butch Powers
President Port San Luis Commercial Fishermen's Association

RECEIVED

MAR 2 2015

PORT SAN LUIS
HARBOR DISTRICT

March 10, 2015

San Luis Obispo County Planning Commission
Mr. Rob Fitzroy, Planner
rfitzroy@co.slo.ca.us

RE: SUPPORT PORT SAN LUIS HARBOR TERRACE DEVELOPMENT PLAN

Chairperson Topping,

We are writing to encourage your Commission to approve the proposed Port San Luis Harbor Terrace Project. The proposed project would bring needed visitor serving facilities to one of the premiere destinations in our beautiful County.

The proposed project is well balanced and will enhance and expand on existing harbor services for residents of our County and visitors alike.

Camping opportunities in Port San Luis are limited and in high demand. We personally look forward to improved camping opportunities afforded by the proposed Harbor Terrace project.

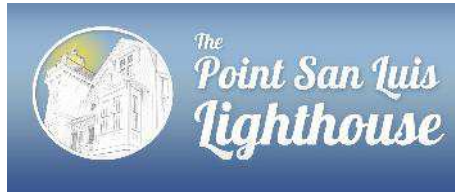
We encourage your Commission to approve the proposed Port San Luis Obispo Harbor Terrace development.

Respectfully,



Michael and Susi LeBrun

Ec:
4th District Commissioner, Jim Harrison
Harbor District General Manager, Steve McGrath



THE POINT SAN LUIS LIGHTHOUSE KEEPERS EST. 1995

March 13, 2015

San Luis Obispo Planning Commission
C/O Ramona Hedges
976 Osos Street
San Luis Obispo, CA 93408

Dear Ms. Hedges

On behalf of the Point San Luis Lighthouse Keepers I write to you in support of the Port San Luis Harbor District Harbor Terrace project. The Lighthouse Keepers are the non-profit organization responsible, on behalf of the district and the public, for the restoration, preservation and operation of the Light Station reservation located at Port San Luis.

The Lighthouse Keepers view the Harbor Terrace project as a continuation to the commitment of the Harbor District to implement its Master Plan, codified in the San Luis Bay Area Plan. The Master Plan was developed after significant public involvement, and adopted as an amendment to the Local Coastal Plan by the Coastal Commission. I have witnessed the efforts made by the Harbor District to reach out and include the public in the process and am pleased to offer the support of the Keepers for this very worthy project.

Implementing the District's Master Plan included restoring, protecting and making available to the public the historic Point San Luis Light Station. Working alongside the Lighthouse Keepers, the District saw the achievement of this goal realized in 2013 with official restoration completion approved by the State Coastal Conservancy. Today the Keepers continue to serve the District's goal of maintaining public access to the Light Station serving over 7000 visitors last year.

Similarly, the Master Plan includes making the Harbor Terrace site accessible and available to the public. This project will accomplish that by providing camping of all kinds from affordable tent sites, RV spaces, and cabins. Significantly, this project will also remove RVs from camping along Avila Beach Dr., a tremendous boost to the appeal of the area, as well as safety along a heavily traveled road.

The Lighthouse Keepers look forward to seeing the Harbor Terrace project completed. We hope to continue to work with the Harbor District in making more of our very special and spectacular coastline available to the public.

Very Sincerely,

Kristi M Balzer

Executive Director
Point San Luis Lighthouse Keepers
kristibalzer@gmail.com
1-805-540-5771 – Office

February 13, 2015

To: San Luis Obispo County Planning Commissioners

RE: Port San Luis Harbor Terrace Campground Project

Dear Planning Commissioners,

I am currently a camp host at Port San Luis, and have been doing this kind of work for many years at various sites around the State and country.

I am writing to share with you my excitement and strong support for the Port San Luis Harbor Terrace Campground Project. This project is big step towards better utilizing Port lands, improving coastal access and providing public amenities in such a beautiful part of the California coast.

Simply by removing RVs from Avila Beach Drive, the project will greatly improve public parking, ocean views, and the overall beauty of the area.

Most importantly, the low-cost camping and RV camping sites are incredibly important given the lack of affordable options in the area. In my interactions with RV campers and other patrons of Port San Luis, I can personally attest to support and anticipation for this project.

Therefore, I respectfully request the County of San Luis Obispo approve a Coastal Development Permit for the Port San Luis Harbor Terrace project.

Sincerely,

A handwritten signature in cursive script, reading "Sharon Wiebe Pinkraty". The signature is written in dark ink and is positioned below the word "Sincerely,".

Camp Hosts
Port San Luis Harbor District



SLO CNTY
PLANNING/BUILDING
DEPT

2015 MAR 16 AM 9:25

EPI-Center, 1013 Monterey Street, Suite 207 San Luis Obispo, CA 93401

Phone: 805-781-9932 • Fax: 805-781-9384

San Luis Obispo **COASTKEEPER**[®]

Ken Topping, Chair
San Luis Obispo County Planning Commission
976 Osos Street
San Luis Obispo, CA 93408

March 12, 2015

Subject: March 26 Agenda Item 3: Port San Luis Harbor District's Harbor Terrace Project

COASTKEEPER POSITION: Support Staff Recommendation to Approve Development Plan/Coastal Development Permit DRC2013-00044.

Chair Topping and Honorable Commissioners,

On March 26, 2015 your Commission will hear a request by the Port San Luis Harbor District for a Development Plan/Coastal Development Permit to develop the Harbor Terrace site.

The San Luis Obispo Coastkeeper, a program of Environment in the Public Interest, is organized for the purpose of ensuring that public officials charged with responsibilities for water quality, watershed protection, land use planning, and environmental protection comply fully with sound planning principles and with all environmental laws of the State. SLO Coastkeeper has followed the development of the Harbor District plans to improve facilities under their jurisdiction and supported the adoption of the reduced project alternative presented in the EIR.

In addition, SLO Coastkeeper has observed the storm water filtration in and around the Harbor District parking lot and boat yard on several occasions and have been impressed with the storm water catchment/filtering system being used to protect the bay waters from runoff.

After review of the Project presented in the DEIR, SLO Coastkeeper supports adoption of the project and conditions as presented by Staff.

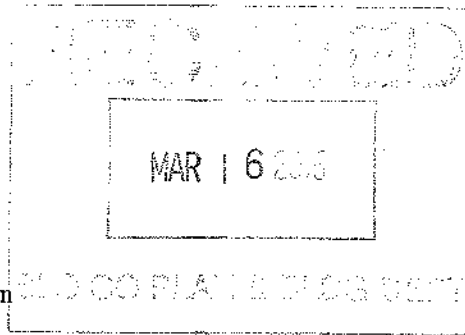
Respectfully submitted,

A handwritten signature in cursive script that reads "Gordon R. Hensley".

Gordon R. Hensley, San Luis Obispo Coastkeeper



San Luis Obispo **COASTKEEPER**[®] a Program of Environment in the Public Interest is a trademark and service mark of **WATERKEEPER**[®] Alliance, Inc. and is licensed for use herein.



Kara A. Woodruff
1163 Pismo Street
San Luis Obispo, CA 93401
kara@blakeslee-blakeslee.com
805/440-6650

San Luis Obispo Planning Commission
976 Osos Street
San Luis Obispo, CA 93408

Subject: Harbor Terrace

Dear Members of the Planning Commission and Staff:

As a county resident, frequent visitor to Avila Beach and Port San Luis, as well as someone who has been engaged in land conservation efforts in the Avila/Port San Luis region for over 15 years, I'd like to express my support of the proposed Port San Luis Harbor Terrace Campground project ("Harbor Terrace").


There are many positive and compelling attributes of the Harbor Terrace project. First, the project is modest in size and consistent with a balanced use of this rare and beautiful coastal area. The project is situated on only 32 acres, and on a land area that is already largely disturbed. No wildlife corridors are negatively impacted, no rare or protected species or natural communities are at risk, and in general there are no significant adverse effects on the property's natural features.

In addition, the Harbor Terrace project is consistent with the existing Local Coastal Program and the Land Use Element of the General Plan. The project stays within the wise limits of those carefully crafted planning documents and principles. And with its proposed uses, the Harbor Terrace is also consistent with the spirit of the Local Coastal Program. Just like the Coastal Conservancy has said, the project will promote the protection of "coastal-dependent and coastal-related activities, and provide low and moderate cost visitor-serving and overnight accommodations on the coast." Harbor Terrace is for visitors and residents from all walks of life. How refreshing!

In reviewing Harbor Terrace, I wondered whether the project would create a public safety issue in the event of an emergency requiring evacuation along the narrow and already constrained Avila Beach Drive. I was pleased to read, however, that the Port San Luis Harbor District had entered into an agreement with Pacific Gas & Electric, to allow for a secondary emergency/evacuation access through Diablo Canyon Road to the west. I still wonder about the ability of Avila Beach Drive to carry the additional traffic associated with the project, although the EIR appears to have suggested reasonable mitigation measures. I defer to the traffic experts on whether this issue has been adequately addressed.

Finally, it's clear that the Harbor Terrace project has been envisioned, designed, and should be implemented according to more than a decade of collaboration amongst local and state agencies and organizations – people and entities who have other than a profit motive and who have a track record of improving the quality of life for our community and beyond. Thank you, sincerely, for that – this collaboration surely boosts my support and enthusiasm for Harbor Terrace.

Sincerely,



Kara A. Woodruff

GERARD L. PARSONS

March 21, 2015

RECEIVED

MAR 23 2015

Mr. Jim Irving, 1st District
Planning Commissioner
County Government Center
1055 Monterey Street
San Luis Obispo, CA 93408

PLANNING & BUILDING

Dear Commissioner Irving:

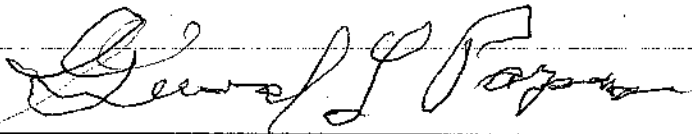
I am Gerard L. Parsons, 7th generation Californian and one of the Founding Fathers of the Port San Luis Harbor District. I served on the Port San Luis Harbor District for 32 years.

I am writing today regarding the proposed improvement to the 25 acre parcel adjacent to the other Harbor land. We purchased this area from the Marre interests for \$500,000 over ten years ago. We borrowed the money from the State of California with a low interest loan and this loan has been repaid. Over the years the Harbor District and staff have consulted with engineers, architects and others regarding future development. If these improvements are completed as outlined in our plan it will make the area a gem on the central coast.

The proposal improvements are composed of an RV park, camping sites, bungalow/cabin units, a restaurant, daily parking, boat parking, other harbor/commercial uses, and one of the big points of the plan is to remove the RVs that now park on the roadside.

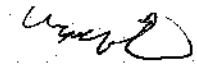
I was born and raised in San Luis Obispo and I have devoted over 50 years of my life into planning and studying the best use for this beautiful hillside area. Let's all work together to complete this plan. I urge that you approve the Port San Luis Harbor District plan, County File Number DRC2013-00044 as proposed on the agenda today.

Sincerely,



Gerard L. Parsons

cc: Bill Barrow, President
Mary Matakovich, Vice President
Jim Blecha, Commissioner
Drew Brandy, Commissioner
Steve McGrath, Harbor Manager



Avila Valley Advisory Council

San Luis Obispo County, California

P.O. Box 65

Avila Beach, CA 93424 www.avac-avila.org

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Saul Goldberg

Karla Bittner (alt)

Lynn Walter (alt)

See Canyon

Denise Allen

Liz Guho-Johnson

Anita Forde (alt)

Squire Canyon

Kirt Collins

Open (alt)

March 10, 2015

To: Rob Fitzroy, County Planner

Re: Harbor Terrace

Dear Rob,

No concerns have been raised by AVAC members about the mix of visitor accommodations.

Concerns which have been raised are:

- Design of the project being prior to essential geotechnical investigations and the potential for deferred decisions on project layout and infeasible components.
- No applicant proposal regarding the number of truck trips for site preparation as to times of the year, days of the week and times of day when there would be relatively few visitor trips.
- No proposal to address additional RV trips and potential for unnecessary RV trips into Avila for a space by advance reservations and posting availability of spaces on changeable message signs at Avila Beach Drive and San Luis Bay Drive entrances to Avila.
- No proposal to reduce aesthetic impacts of Harbor Terrace RVs by restricting daytime parking of large vehicles along Avila Beach Drive; large vehicles could be directed to the Harbor lot.
- No proposal to reduce safety impacts of Harbor Terrace traffic to pedestrian and bicyclists by restricting daytime parking of large vehicles along Avila Beach Drive; large vehicles could be parked at the Harbor lot.
- No proposal to address safety impacts of additional traffic to pedestrians by installing blinking crosswalk lights, a pedestrian activated stop light and a left turn lane commencing project operations.
- Proposed use of Harbor Terrace facilities by other than those staying overnight because of circulation impacts and impacts to nearby businesses offering competing services.
- Deferral of numerous important project decisions until later times, including submittal of plans showing building exteriors.

We will appreciate consideration of our concerns.

Sincerely,

Jim Hartig

Jim Hartig, AVAC Chairperson

Cc: Jeremy Ghent, Public Works

Daniel Robinson, California Coastal Commission

Supervisor Adam Hill